

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 15, 1968

Appeal No. 9594 The ~~M~~aret School, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellant.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 19, 1968.

EFFECTIVE DATE OF ORDER - August 7, 1968

ORDERED:

That the appeal for permission to erect a new classroom building at 3000 Cathedral Avenue, NW., lot 843, square 2113, be conditionally granted.

FINDINGS OF FACT:

- [1] The subject property is located in an R-1-B District.
- [2] It is proposed to erect a new building on the school site to accommodate various activities and to eliminate the use of the Manor House for classroom space.
- [3] The Manor House is a structure which is about 165 years old and has some historical significance for the school and the city. It is proposed to restore the building and to house in it a library of approximately 15,000 volumes, administrative offices, two drawing rooms and a dining room.
- [4] The proposed new building will be an arts and science building containing twelve classrooms, two science laboratories, kindergarten and nursery rooms, an art studio, a study-assembly hall, dining hall, a faculty lounge, an infirmary, and a book store.
- [5] The building will be constructed in two phases. Phase 1 is to be two stories. Phase 2 is to complete the building which will have three stories and a basement.
- [6] The new building will have classroom seat for 96 students of grades 10 to 12.

[7] The school has grades ranging from pre-school through high school with 35 teachers and 16 non-custodial employees.

[8] At the public hearing, the appellant amended the appeal to exclude all parking on the athletic field and the amendment was accepted by the Board.

[9] The Zoning REgulations require the appellant to provide 34 off-street parking spaces for its teachers and non-custodial employees plus five off-street parking spaces for the students. Therefore, appellant is required to provide 39 spaces.

[10] Appellant stated that the school has six busses which are parked on the site and they would remain where they are now parked.

[11] The school has an approximate enrollment of 400 and there is no proposed increase.

[12] There was some opposition to the grantion of this appeal. The objections were primarily to the parking of automobiles on the athletic field, except at special times such as commencement.

[13] Appellant proposes to provide 68 off-street parking spaces. This includes 21 off-street spaces existing on the property.

OPINION:

We are of the opinion that the proposed building will be so located on the subject property that it is not likely to become objectionable to nearby and adjoining property because of noise, traffic, number of students or otherwise objectionable conditions. From the evidence submitted, there is ample parking space provided to accommodate the students, teachers, and visitors likely to come to the site by automobile. There will be no use of the area known as the athlectic field for parking except during those exceptional events such as commencement and other activities involving the entire student body and guests.

OPINION Cont'd

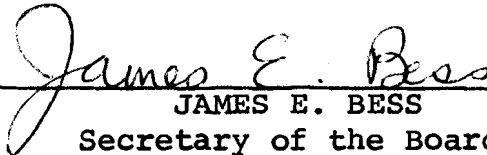
The use of the subject property will be in harmony with the ~~general~~ purpose and intent of the Zoning Regulations and map and will not tend to affect adversely the use of neighboring property.

We believe that the screening now between the parking and the other properties is sufficient to hide the busses, as well as practicable. However, in accordance with the request of the owners of the property at 3101 Hawthorne Street, NW., the western edge of the newly proposed parking area shall have an eight (8) inch coping along the boundary line.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS

Secretary of the Board